

## Correspondence Re: Agenda Item - Vacation Rentals

Blake Fixler

Wed 7/6/2016 10:50 AM

To: BOS\_Legislative Assistants <BOS\_Legislative-Assistants@co.slo.ca.us>; cr\_board\_clerk Clerk Recorder  
<cr\_board\_clerk@co.slo.ca.us>;

1 attachment (426 KB)

Vacation Rental Letter.pdf;

For your review.  
Thank you.

Blake Fixler  
Administrative Assistant III  
Board of Supervisors  
San Luis Obispo County  
www.slocounty.ca.gov  
[REDACTED]

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RECEIVED

July 5, 2016 JUL - 6 2016

Board of Supervisors  
San Luis Obispo County

Supervisor Frank Mecham  
County Government Center

San Luis Obispo, CA 93408

Dear Mr. Mecham,

I am writing this letter in regards to the Vacation Rental/Permit Policy within the County.

Villa San Juliette Winery (absentee owners) want to expand their winery, open a bed and breakfast, expand their restaurant, etc. My property is located behind theirs. They went through the process of permits with the Planning Department and Planning Commissioners. There are conditions that were approved. No outdoor amplified music past 6:00 p.m., special events not to exceed two(2) weekends per month, limit of events and number of guests, onsite supervision when guests on property, etc.

This is an agricultural area. This is the country. Noise travels loud and far. My house is over  $\frac{3}{4}$  mile from the site of events. I hear people talking, music, DJ, horns honking when people leave, etc. I cannot sit outside unless I want to hear the partying. I cannot open my windows. I have to turn up the noise inside my house to drown out the music and DJ when the windows are closed. I have a business and when I stepped out to stand up for my rights we had the following results;

My teenage children have been harassed on job interviews (an employee at VSJ likes to talk negative about my family and business.)

The same employee talks negative to customers regarding our business.

A tenant on my property misses work due to migraines, caused by inability to sleep due to loud noise.

The Sheriff Department feels it is a code enforcement issue and code enforcement should handle. Code Enforcement "doesn't have the manpower", when a complaint is filed it is "forwarded to the Planning Department and goes in the black hole".

Villa San Juliette is going around the permit process and using a "vacation rental" as the excuse for unaccountable events and partying.

The Planning Commissioners' stated no more than 2 events per month so we could have a little quiet. There is no quiet. We are farmers. We rise early and go to bed early. We work seven (7) days a week. This is my home.

These are some events that have transpired since January 2016.

- March, 2016 - One (1) wedding during the day
- April, 2016 - Nine (9) theatre events indoors
- April, 2016 - One (1) wedding with amplified music outside until 10:00 p.m.

- June, 2016 – Three (3) events with outdoor amplified music. One (1) pick-up party with amplified music until 8:30 p.m., two (2) weddings until 10:00 p.m.

We also share a private driveway. There have been two (2) incidents with drivers coming from VSJ without stopping or looking when another car has been coming with the right of way on the private drive. There are not enough restrooms provided as both men and women use the private driveway as the toilet. There is a rehearsal the night before a wedding with wine, food, etc.

The proposal for the Bed and Breakfast is six (6) rooms. There are three (3) private residences.

With the current vacation rental policy in effect Villa San Juliette can do practically anything they want. Why are there County Planners? Why do the Planning Commissioners go through their process? Why is Code Enforcement there? Isn't it for the residents of the County? Why make it appear as though the process in effect would make a difference?

Attached is an article from Wine Spectator Magazine explaining why weddings are not allowed at wineries in Napa.

Kind Regards,



Teresa Hinrichs

Teresa Hinrichs

San Miguel, CA 93451

...also catch sight of love in bloom—it's peak season for wine-country weddings, now through harvesttime.



## DR. VINNY

**Dr. Vinny,**  
*we decided to have a wine ceremony in of a unity candle at our wedding ceremony: The bride and groom pour a glass of red and a glass of white together into a can and then each drinks the blended wine. What types of red and white would you recommend?*

—Natalie, Wilmington, N.C.

Natalie,  
 Nothing is if not a romantic, so I love this question. In the world of traditional wine-making, there are a few different ways reds and whites are blended together. Champagne and other sparkling wines are blends of Chardonnay with Pinot Noir or Pinot Meunier; you could blend a blanc de blancs (made entirely from white grapes) or blanc de noirs (made from red grapes), but blanc de noirs tend to be pink, not red. You'll also see reds and whites blended together in Rhône-style Syrahs, where a touch of gamay is used to add a wonderful aromatic note. Typically, no more than 20 percent of the blended wine is Viognier, but a marriage requires compromise, right? Well, all said, because this is ceremonial and your guests aren't going to be tasting the wine anyway, I think it would be meaningful if you and the groom simply pick wines that reflect yourselves—in style, name, or just as local favorites. Now if you'll excuse me, I need to find a tissue: I always cry at wedding questions.

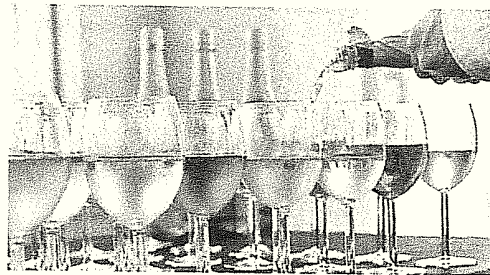
—Dr. Vinny

*Dr. Vinny provides answers to all sorts of wine questions, here and at [winespectator.com](http://winespectator.com). Submit your queries at [www.winespectator.com/drvinny](http://www.winespectator.com/drvinny) or email via [AskDrVinny@winespectator.com](mailto:AskDrVinny@winespectator.com).*

## OPEN BAR? START OPENING BOTTLES

How much wine is enough wine when you want to serve a wedding party? Emily Coyne, director of catering and weddings at Napa's Auberge du Soleil, suggests planning for one bottle of wine for every reception guest, and splitting it up into 50 percent red, 40 percent white and 10 percent sparkling.

If the thought of your extended family and old fraternity brothers each drinking an entire bottle of wine gives you pause, Coyne points out that people spend a lot of time socializing—and dancing!—at wedding receptions, which means glasses of wine are being carried around, set down and often forgotten. And no one seems to be quite as concerned about keeping track of their wineglass when the happy couple is buying.



### A NAPA WEDDING WITHOUT THE WINERY

Napa County Ordinance No. 947 defines a winery as "an agricultural processing facility used for the fermenting and processing of grape juice into wine [and] shall not include cultural and social events unrelated to [wine] education and development." In other words, no weddings! But you can still have the wedding of your dreams in California Cabernet country thanks to Napa's two premier wedding destinations: Auberge du Soleil and Meadowood Napa Valley Resort. Plan ahead: They book about nine months to a year in advance. But even with a shotgun at your back, miracles do happen; Meadowood weddings director Lauren Bates says the resort has once planned and hosted a full wedding on just three days' notice.



#### MEADOWOOD

Weddings per year: 30–45  
 Guest capacity: 35–250  
 Reception catering: \$150–\$650 per guest  
 Wedding venue rental: \$1,500–\$12,000  
 Average price per bottle: \$55 and up



#### AUBERGE DU SOLEIL

Weddings per year: 100+  
 Guest capacity: Up to 120  
 Reception catering: \$200–\$300 per guest  
 Wedding venue rental: \$1,500–\$8,000  
 Average price per bottle: \$40–\$80

TOP: THINKSTOCK; BOTTOM RIGHT: DANNY DONG